

**SNAPSHOT of HOME Program Performance--As of 12/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Amherst Consortium**

State: **NY**

PJ's Total HOME Allocation Received: **\$16,423,633**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1993**

| Category   | PJ              | State Average   | State Rank              | Nat'l Average         | Nat'l Ranking (Percentile):* |                |         |
|--|-----------------|-----------------|-------------------------|-----------------------|------------------------------|----------------|---------|
|  |                 |                 |                         |                       | Group                        | B              | Overall |
| <b>Program Progress:</b>   |                 |                 | PJs in State: <b>28</b> |                       |                              |                |         |
| % of Funds Committed   | <b>94.20</b> %  | <b>96.86</b> %  | <b>21</b>               | <b>96.45</b> %        | <b>25</b>                    | <b>25</b>      |         |
| % of Funds Disbursed   | <b>92.71</b> %  | <b>83.03</b> %  | <b>12</b>               | <b>87.93</b> %        | <b>71</b>                    | <b>67</b>      |         |
| Leveraging Ratio for Rental Activities                           | <b>17.97</b>    | <b>2.3</b>      | <b>1</b>                | <b>4.73</b>           | <b>100</b>                   | <b>100</b>     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | <b>100.00</b> % | <b>76.30</b> %  | <b>1</b>                | <b>83.38</b> %        | <b>100</b>                   | <b>100</b>     |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | <b>89.36</b> %  | <b>70.77</b> %  | <b>3</b>                | <b>70.15</b> %        | <b>91</b>                    | <b>85</b>      |         |
| <b>Low-Income Benefit:</b>                                       |                 |                 |                         |                       |                              |                |         |
| % of 0-50% AMI Renters to All Renters                            | <b>100.00</b> % | <b>80.18</b> %  | <b>1</b>                | <b>80.67</b> %        | <b>100</b>                   | <b>100</b>     |         |
| % of 0-30% AMI Renters to All Renters***                         | <b>0.00</b> %   | <b>49.07</b> %  | <b>27</b>               | <b>45.30</b> %        | <b>0</b>                     | <b>0</b>       |         |
| <b>Lease-Up:</b>   |                 |                 |                         |                       |                              |                |         |
| % of Occupied Rental Units to All Completed Rental Units***      | <b>100.00</b> % | <b>95.84</b> %  | <b>1</b>                | <b>95.32</b> %        | <b>100</b>                   | <b>100</b>     |         |
| <b>Overall Ranking:</b>  |                 |                 | In State: <b>8 / 28</b> | Nationally: <b>59</b> | <b>58</b>                    |                |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |                 |                 |                         |                       |                              |                |         |
| Rental Unit  | <b>\$9,375</b>  | <b>\$53,358</b> |                         | <b>\$26,635</b>       | <b>24</b> Units              | <b>2.30</b> %  |         |
| Homebuyer Unit   | <b>\$19,617</b> | <b>\$15,282</b> |                         | <b>\$14,938</b>       | <b>548</b> Units             | <b>52.10</b> % |         |
| Homeowner-Rehab Unit   | <b>\$15,780</b> | <b>\$11,919</b> |                         | <b>\$20,675</b>       | <b>480</b> Units             | <b>45.60</b> % |         |
| TBRA Unit  | <b>\$0</b>      | <b>\$4,927</b>  |                         | <b>\$3,216</b>        | <b>0</b> Units               | <b>0.00</b> %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Amherst Consortium NY

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$177,814 | \$74,005  | \$18,685  |
| <b>State:*</b>     | \$110,346 | \$96,883  | \$16,551  |
| <b>National:**</b> | \$95,185  | \$74,993  | \$23,434  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.8 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.05

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%   |  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%   |
|--|--|--|--|---|--|--|--|--|---|
| <b>RACE:</b>                             |  |  |  |   | <b>HOUSEHOLD TYPE:</b>   |  |  |  |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">33.3</span> | <span style="border: 1px solid black; padding: 2px;">84.0</span> | <span style="border: 1px solid black; padding: 2px;">95.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Single/Non-Elderly:  | <span style="border: 1px solid black; padding: 2px;">79.2</span> | <span style="border: 1px solid black; padding: 2px;">26.4</span>             | <span style="border: 1px solid black; padding: 2px;">18.8</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">62.5</span> | <span style="border: 1px solid black; padding: 2px;">11.7</span> | <span style="border: 1px solid black; padding: 2px;">3.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Elderly:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>              | <span style="border: 1px solid black; padding: 2px;">41.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Single Parent:   | <span style="border: 1px solid black; padding: 2px;">20.8</span> | <span style="border: 1px solid black; padding: 2px;">34.2</span>             | <span style="border: 1px solid black; padding: 2px;">17.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Two Parent:  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">36.2</span>             | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.7</span>              | <span style="border: 1px solid black; padding: 2px;">2.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>ETHNICITY:</b>                        |  |  |  |   |  |  |  |  |   |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">4.2</span>  | <span style="border: 1px solid black; padding: 2px;">2.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>HOUSEHOLD SIZE:</b>                   |  |  |  |   | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |  |  |  |   |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">66.7</span> | <span style="border: 1px solid black; padding: 2px;">24.9</span> | <span style="border: 1px solid black; padding: 2px;">50.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Section 8:   | <span style="border: 1px solid black; padding: 2px;">29.2</span> | <span style="border: 1px solid black; padding: 2px;">0.4</span> <sup>#</sup> |  |   |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">20.8</span> | <span style="border: 1px solid black; padding: 2px;">19.7</span> | <span style="border: 1px solid black; padding: 2px;">21.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | HOME TBRA:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">8.3</span>  | <span style="border: 1px solid black; padding: 2px;">20.8</span> | <span style="border: 1px solid black; padding: 2px;">10.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">4.2</span>  | <span style="border: 1px solid black; padding: 2px;">23.8</span> | <span style="border: 1px solid black; padding: 2px;">8.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | No Assistance:   | <span style="border: 1px solid black; padding: 2px;">70.8</span> |  |  |   |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">7.4</span>  | <span style="border: 1px solid black; padding: 2px;">4.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">2.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
|  |  |  |  |   | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |  |  | <span style="border: 1px solid black; padding: 2px;">27</span>   |   |

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Amherst Consortium

State: NY

Group Rank: 59  
 (Percentile)

State Rank: 8 / 28 PJs

Overall Rank: 58  
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 76.20%   | 100        |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 50.90%   | 89.36      |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 100        |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.88%   | 100        |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 2.550    | 1.06       |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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